

विकास नियंत्रण नियमावली-पुणे
महाराष्ट्र प्रादेशिक व नगर रचना
अधिनियम, १९६६ चे कलम-३७ (१अ) अं
अन्वये फेरबदल करण्याबाबतची सूचना.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-४०००३२
शासन निर्णय क्रमांक:- टिपीएस-१८०६/सीआर-८७/०६/नवि-१३
दिनांक:- ६ जून, २००६

शासन निर्णय:- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(सुधाकर नांगुरे)
उप सचिव, महाराष्ट्र शासन.

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे.
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
आयुक्त, पुणे महानगरपालिका, पुणे.
उपसंचालक नगर रचना, पुणे विभाग, पुणे.
सहायक संचालक नगर रचना, पुणे शाखा, पुणे.
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्यांच्या प्रत्येकी पाच प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पुणे महानगरपालिका, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे व सहायक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१३)

**Maharashtra Regional and
Town Planning Act, 1966.**

- Notice under section 37(1AA) of ..
- Modification to Development Control Regulations for Pune Municipal Corporation.

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.**

Dated: .. 21.5.2006.

6th June 2006
NOTICE

No. TPS-1806/CR- 87/06/UD-13:

Whereas the Development Control Regulations of Pune Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by the Government vide Urban Development Department Notification No. TPS-1884/1377/CR-220/84(iii)/UD-7 dated 5th January, 1987 under section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to come into force with effect from 5th February, 1987;

And whereas as there are existing Industries in Municipal Corporation area which are not running at present and various requests from applicant to allow to develop the land for the Residential purpose are being received. There are no provisions in the sanctioned development control regulations to allow such Residential user;

And whereas, Government has carefully examined the provisions of other Municipal Corporation and found it expedient in the public interest to modify these regulations. Govt. also found it expedient to take recourse to the provisions contained in the section 37 (1 AA) of the said Act;

Now therefore in accordance with the provisions contained in section 37(1AA) of the said Act, Govt. hereby publishes this notice for inviting suggestions and objections to the proposed modification to the Regulations contained in Schedule-A from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in Maharashtra Government Gazette. The suggestions and objections shall be addressed to the Dy. Director of Town Planning, Pune Division, Pune having his office at S. No. 74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune 411009, who is hereby appointed as an officer under section 162 of the said Act and authorised to hear the suggestions and objections which may be received within the aforesaid stipulated period and submit his report to Govt. The suggestions and objections received within the aforesaid stipulated period will only be considered by Govt.

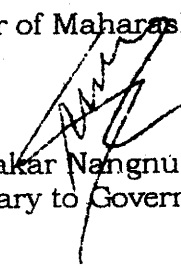
Note:-

A) A copy of the proposed modification i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers on all working days during working hours:

- 1) Dy. Director of Town Planning, Pune Division, Pune, S. No. 74/2, Sahakar Nagar, Above Bank of Maharashtra, Pune 411009
- 2) The Municipal Commissioner, Pune Municipal Corporation, Pune.

B) This notice is also available on Govt. web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,


(Sudhakar Nangnure)
Deputy Secretary to Government

SCHEDULE-A

(Accompaniment to notice No. TPS-1806/CR-87/06/UD-13 dated 18th March, 2006)

New Regulation No.M-6.8 Entry shall be added after regulation No.M-6.7

Note No.17, (Rule No.14.2, Appendix - M) shall be deleted.

M-6.8 : Conversion of industrial zone into residential zone.

- a) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an office or commercial purposes.
- b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial zone. May be permitted to be utilised for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 Zone) or for those in the Commercial zone (C1 & C2 zone) subject to the following:-
- c) The conversion of Industrial Zone to Residential/ Commercial Zone in respect of closed industries shall not be permitted unless NOC stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained from Labour Commissioner, Maharashtra State, Mumbai. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner.
- d) The layout or sub division of such land admeasuring about 2.00 Ha. shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office, police out post and such other amenities, as may be considered necessary, will be provided therein.
- e) In layouts or sub-divisions of such land having area more than 2 ha. But less than 5 Ha., 20% land for public utilities and amenities like electric sub-station, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.
- f) In layout or sub-division of such land having area more than 5 Ha., 25% of land for public utilities and amenities like electric sub station, Bus station, sub post office, police outpost, garden, playground, school, dispensary and such other amenities shall be provided.

These areas mentioned in (d)(e) & (f) will be in addition to the recreational space as required to be provided under these regulations.

- g) The required segregating distance between Industrial user and

Residential / Commercial user as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.

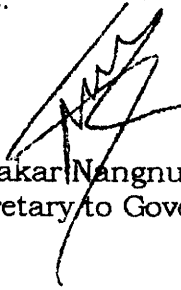
- h) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.
- i) Provision of land for public utilities and amenities as mentioned in (d)(e) & (f) shall be considered to be reservation in the Development Plan and transferable development rights of the same shall be available for utilisation on the remaining land.

j) Note :

- I) Conversion from Industrial zone to residential / commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not be allowed.
- II) The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished and they will be covered in new regulation.
- III) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq. mtrs.

Following proviso shall be added sr. no. 19 of appendix-iv, regulation No. 33.

However, such FSI on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space.


(Sudhakar Nangnure)
Deputy Secretary to Government

SCHEDULE -A

(Accompaniment to notice No.TPS-1806/CR 87/06/6087/UD-13)

Existing provisions of the regulations and the proposed modification are given below.

Existing Provision	Proposed Modification
Note 17 Reservation to be converted into zoning for very purpose. In accordance with the sanctioned Regional Plan of Pune, it has been decided as a policy to reduce the Industrial acreage in Pune Metropolitan Region, in view of this, owners of all the lands in Industrial Zone may be allowed to develop such lands for Residential use if they so desire. The Municipal Commissioner, Pune Municipal Corporation, Pune may independently entertain Development permission for Residential use for such lands.	<u>Modification No.1</u> Note 17 is replaced by New Regulation No. M-6.8 M-6.8 - Not withstanding anything contained above. a) With the previous approval of Commissioner and on such conditions as deemed appropriate by him, the existing or newly built-up area of unit, in the industrial zone may be permitted to be utilised for an officer or commercial purposes. b) With the previous approval of the Commissioner, any open land or lands or industrial lands in the Industrial zone. May be permitted to be utilized for any of the permissible users in the Residential zone (R-1 zone) or the Residential zone with shop line (R-2 Zone) or for those in the Commercial zone (C1 & C2 zone) subject to the following:- c) The conversion of Industrial Zone to Residential / Commercial Zone in respect of closed industries shall not be permitted unless NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangement between management and workers have been made, is obtained. Provided that where conversion has been permitted on the basis of this certificate, occupation certificate will not be given unless a no dues certificate is granted by Labour Commissioner. d) The layout or sub division of such land admeasuring about 2.00 Ha. shall be approved by the Commissioner, who will ensure that 5% land for public utilities and amenities like electric sub-station, bus-station, sub-post office,

police out post and such other amenities, as may be considered necessary, will be provided therein.

e) In such layouts or sub-divisions having area more than 2 ha. But less than 5 ha. 20% land for public utilities and amenities like electric sub-section, bus station, sub post office, police out post, garden, playground, school, dispensary and such other amenities shall be provided.

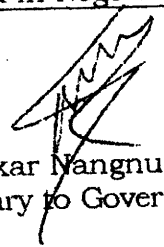
f) In such layout of sub-division each more than 5 Ha. in area, 25% of land for public utilities and amenities like electric sub-station. Bus station, sub post office, police outpost, garden, playground school, dispensary and such other amenities shall be provided. These areas will be in addition to the recreational space as required to be provided under these regulations.

g) The required segregating distance as prescribed under these regulations shall be provided within such land intended to be used for residential or commercial purpose.

h) Such residential or local commercial development shall be allowed within the permissible FSI of the nearby residential or commercial zone.

i) Provision for public utilities and amenities shall be considered to be reservation in the Development Plan and transferable development rights as Regulation No.N.2.4 or FSI of the same shall be available for utilisation on the remaining land.

	<p>j) Note :</p> <p>i) Conversion from Industrial zone to residential / commercial zone shall be applicable to the entire land holding and layout shall be approved for the entire land holding and not in part. Mixed user shall not allowed.</p> <p>ii) The existing reservation of Development Plan, if any, (within the percentage mentioned above, for public amenities and utilities) will be extinguished and they will be covered in new regulation.</p> <p>iii) Out of the total area proposed to be utilised for residential development, 20% of the same shall be built for residential tenements having built up area upto 50 sq.mtrs.</p>
	<p><u>Modification No. 2</u></p> <p>Following proviso shall be added after regulation N.2.4.5 as N.2.4.5(a)</p> <p>However, such FSI on the receiving plots under prescribed regulation shall be allowed to 100% of the gross plot area without deducting the required public amenity space.</p>
	<p><u>Modification No. 3</u></p> <p>New proviso No. 13.4.4(a) shall be added.</p> <p>Following proviso shall be added after regulation 13.4.4 as 13.4.4.(a) -</p> <p>However the area of FSI computation shall be 10% of the net area (after deducting amenity area) in case of change of Industrial to Residential User as specified in Regulation No. M-6.8.</p>


 (Sudhakar Mangnure)
 Deputy Secretary to Government